



CITY OF LOWELL

HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, JANUARY 28, 2020 at 6:00 pm

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL
2. APPROVAL OF ABSENCES
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
 - a. November 26, 2019 – minutes of regular meeting
5. PERMIT APPLICATIONS
 - a. 201 E Main - signage
6. GRANT APPLICATIONS
7. FINANCIALS
8. PROJECT UPDATES
 - a. 214 E Main – painting deck
 - b. 312 -314 E Main – Superior Lofts
9. OLD BUSINESS
10. NEW BUSINESS
 - a. Approval of 2020 meeting dates
11. ADJOURNMENT

HDC MEETING HELD IN 1ST FLOOR FLAT RIVER ROOM AT CITY HALL

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, November 26, 2019 at 6:00 P.M.

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

The Meeting was called to order at 6:00 p.m. by Chairman Doyle and Lori Gerard called the roll.

Present: Ardis Barber, Julie DeVoe, Mike DeVore, Steve Doyle and Nancy Wood

Absent: None

Also Present: Councilmember Cliff Yankovich, Brent Slagell, Bill Overbeck and Lori Gerard

2. APPROVAL OF THE ABSENCES

None.

3. APPROVAL OF THE AGENDA

IT WAS MOVED BY DEVORE and seconded by BARBER to approve the agenda as written

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY WOOD and seconded by BARBER to approve the minutes of September 24 and October 23, 2019 as written.

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

5. PERMIT APPLICATION

a. 312-314 E Main

Brent Slagell owner of building along with contractor Bill Overbeck presented the Superior Lofts project. Their plan is to renovate the old Superior Furniture building into 12 apartment units. The exterior renovations will include: new roof, replacing crumbling

brick, install new door, replace one window with door on front, replace 9 windows on front and 41 on side and back and install 2 new awnings over front entryways. A dilapidated section of the building along Kent Street will also be removed.

Chairman Doyle noted that the work and demo will be treated differently.

Slagell stated that all the windows will be aluminum clad, Anderson E, black windows. The front 9 will have permanently attached muntin bars to match the existing windows. West side and back windows will have interior muntin bars matching the ones that Greg Canfield installed when he owned the Furniture Store portion.

It was noted that this is a huge project and will be great for the downtown businesses.

IT WAS MOVED BY DEVORE and seconded by BARBER to approve window replacement with Anderson E, aluminum clad with permanently attached exterior muntin bars on front 9 windows and interior muntin bars on 41 other windows, galvanized metal on upper back, board and batten, metal roof awning on back, 2 over-door awnings on front, door to replace window on front of building, new membrane roof, north elevation brick replacement kiln dried and unpainted, as presented 11/26/2019.

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

After much discussion it was decided that details related to colors and signage will be brought back to the commission at a later date.

IT WAS MOVED BY WOOD and seconded by DEVORE to approve a notice to proceed with demolition at 312-34 E Main Street as presented 11/26/2019.

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

6. GRANT APPLICATIONS

a. 312-314 E Main

Slagell stated that this project has received Michigan Economic Development Corporation (MEDC) grant money but is required to also have local support. The project has a bid of \$247,500 for exterior work.

Chairman Doyle noted that the current balance of the HDC grant money is \$31,500. Normal practice has been to award 30% grants on projects. Another grant application can be submitted in December to the Lowell Area Community Fund.

IT WAS MOVED BY DEVORE and seconded by BARBER to approve a grant of \$20,000 and to consider another grant based on what HDC is awarded by Lowell Area Community Fund from the December 2019 application. Deadline for grant is October 31, 2020.

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

Yankovich stated he will help with the grant writing again.

7. PROJECT UPDATES.

None.

8. OLD BUSINESS.

None.

9. NEW BUSINESS.

Chairman Doyle stated he would like to take an hour to do a commissioner orientation. DeVoe as a new member thought this would be very helpful. A notice will be sent out when this is scheduled.

10. PUBLIC COMMENTS

None

IT WAS MOVED BY DEVORE and seconded by DEVOE to adjourn at 7:00 p.m.

Respectfully submitted
Lori A. Gerard

Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

This Application and any other supporting materials must be submitted to City Hall 10 DAYS prior to Historic District meetings

Flat River Grill

1. Property Address: 201 East Main Date: 8-12-2019
2. Applicant's Name and Address: Barbara Hanley
20 Monroe Ave NW, Grand Rapids, MI
49503
3. Applicant's phone: 616-356-2627 X133
4. Property Owner's Name: Gregory Gilmore / Bergin Building Mgmt
Company, LLC
5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).
6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (see Historic District Ordinance and reverse of this form)
7. Provided the following photographs labeled to indicate the direction of view:
 - A. Current photo of the structure as seen from the street.
 - B. close-up of existing detail where proposed change or work will occur.
8. Describe in detail each proposed exterior alteration, improvement or repair. (use additional paper if necessary) 1. fabric banners installed on front and side of
Flat River Grill building. Banners will be attached to brick upper
facade via metal brackets in a manner similar to the
city banners on downtown light poles. Banners will not
obstruct any sidewalk or road views.
9. Will the repair of alteration match existing or original materials and design? Yes ☒ No ☐
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes ☐ No ☐
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.
12. I certify that on or before the date of the completion of proposed work to property there will be a code compliant smoke detector or fire alarm system installed. Yes ☐ No ☐
13. What are approximate start and completion dates of the work? Start Sept. Completion Oct.
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: Barbara Hanley Date 8-12-19

Note: Attendance at the Historic District Commission meeting is strongly recommended.

Request Number: _____

Filing Fee: \$25



mailed
8-13-19

301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

APPLICATION FOR SIGN PERMIT

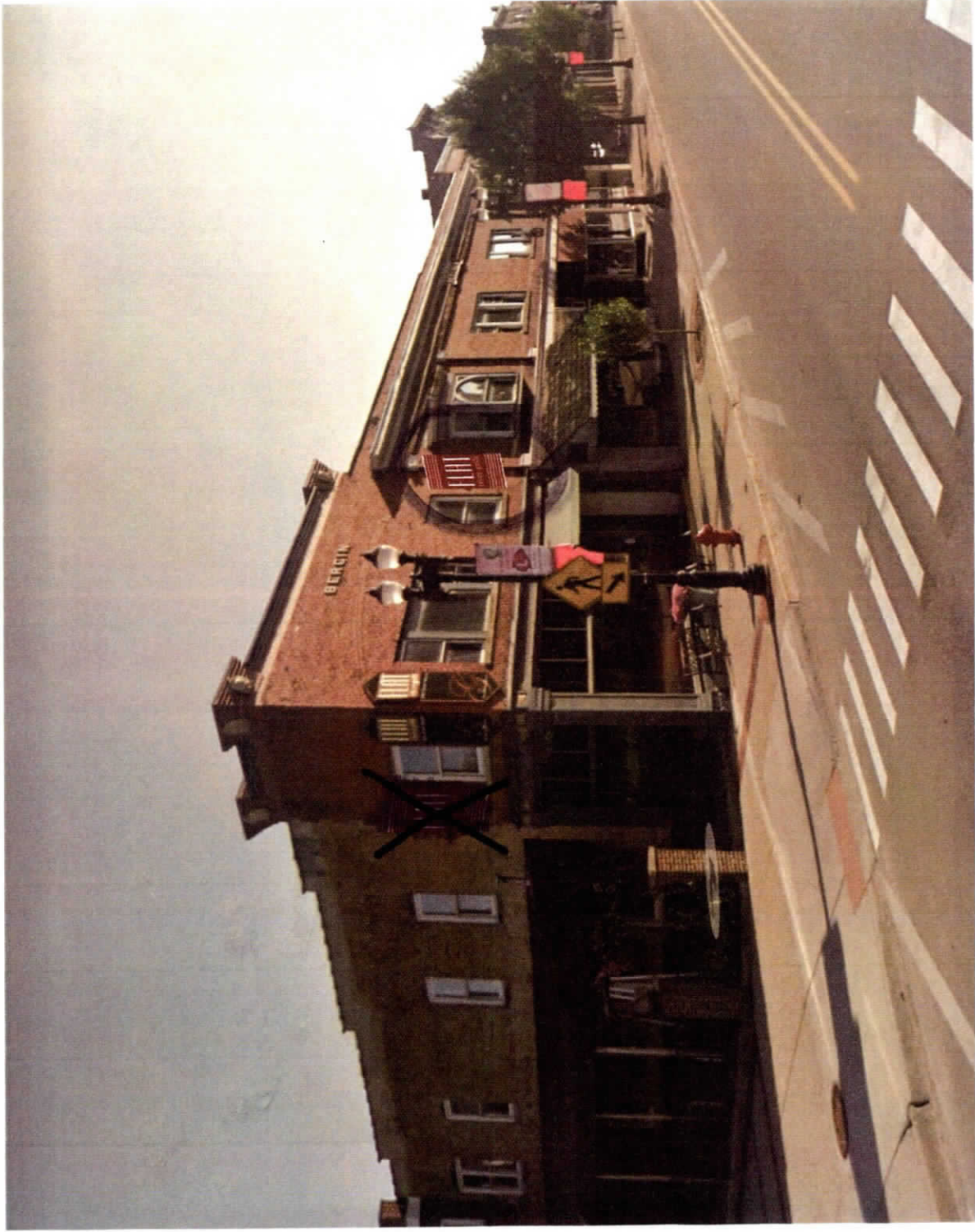
1. Street Address and/or Location of Request: 201 East main (Flat River Mill)
2. Parcel Identification Number (Tax I.D. No.): #41-20- 02-406-024
3. Applicant's Name: Barbara Hanley Phone Number 616-356-2627 x133
Address: 20 Monroe Ave NW Grand Rapids, MI 49503
Street City State Zip
Fax Number 616-493-2011 Email Address bhanley@gilmorec.com
4. Are You: ☐ Property Owner ☒ Owner's Agent ☐ Contract Purchaser ☐ Option Holder
5. Applicant is being represented by: Gregory Gilmore Phone Number 616-356-2627 x19
Address: 20 Monroe Ave NW Grand Rapids, MI 49503
6. Present Zoning of Parcel Business Present Use of Parcel Restaurant - Flat River Mill
7. Dimensions of front of building: _____ (width) _____ (height)
8. Number of existing signs: 2 Total area of existing signs 45 sq ft
9. Please indicate the number and type of signs proposed:
1 Wall Sign _____ Canopy Sign _____ Ground Sign _____ Pole Sign
1 Projecting Sign _____ Painted Window Sign _____
10. Please indicate the dimensions of the proposed signs: 36" x 70" each sq ft
Total area of all signs proposed: 40" x 70" each sq ft
1. Please include a scale drawing showing the following: (use a separate sheet and attach to this form)
 - A. The design and layout of the proposed sign (s).
 - B. The exact location of the Sign(s) in relationship to existing buildings, property lines, existing on-site signs and structures.

The facts presented above are true and correct to the best of my knowledge.

Signature: Barbara Hanley Date: 8-12-19

Type or Print Your Name Here: Barbara Hanley

Application Fee \$25.00	Date Paid <u>8/16/19</u>	Zoning Official Signature <u>See Ullery</u>
Permit(s) Required (if any):	Building <u>X</u>	Electrical _____
Application Approved: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Comments _____	



FLAT
river grill

8-5-2019

Size: 36" x 70"
Material: Outdoor fabric w/ metal brackets
Company producing: VizCom Media

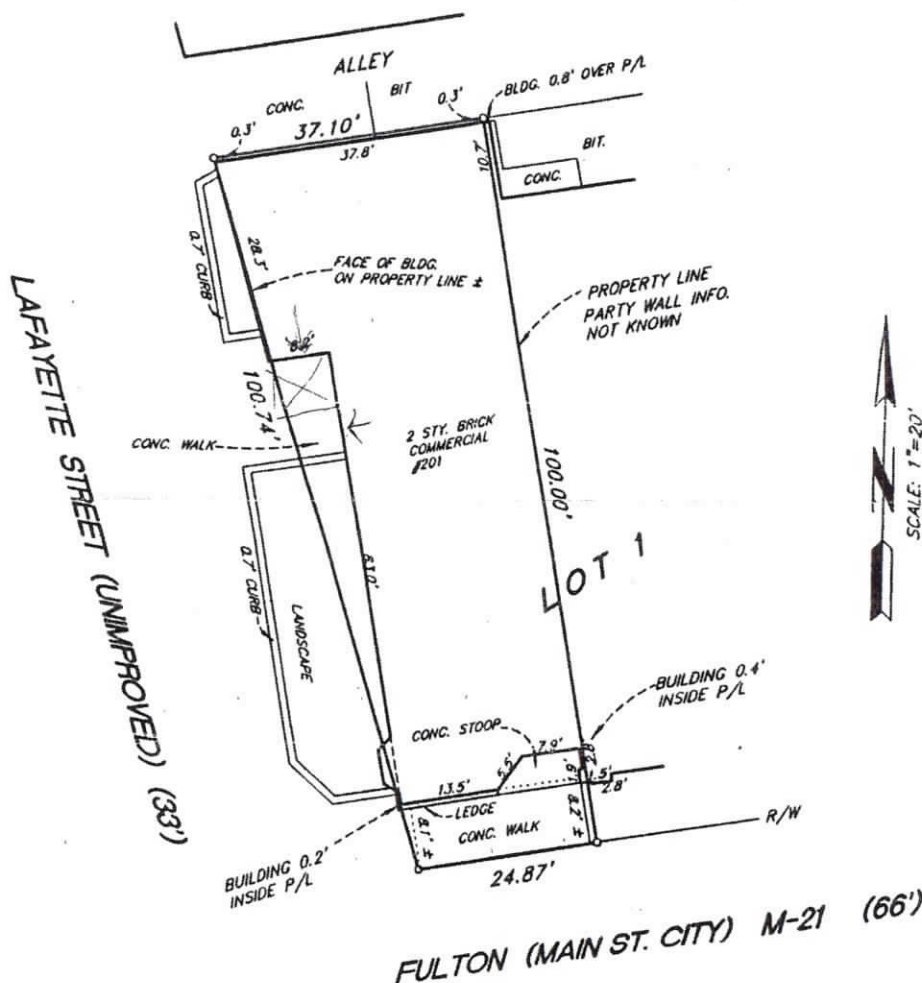
FRG

Project No. 000987
Date: October 3, 2000
For: John Gilmore
The B.O.B.
20 Monroe
Grand Rapids, MI 49503

Prop. Address: 201 E. Main

LEGAL DESCRIPTION

The South 100 feet of Lot 1, except the East 111.0 feet thereof, Block 9, Avery's Plat, Village (now City) of Lowell, according to the recorded plat thereof.



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

LEGEND

- - IRON STAKE - SET
- - IRON FOUND
- - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- M - MEASURED DIMENSION
- C - CENTER LINE
- X-X - FENCE LINE



BY *Kevin Roosien*

HDC Grant Monies						
<u>Business</u>	<u>Address</u>	<u>Amount Paid</u>	<u>Amount Received</u>	<u>Interest</u>	<u>Date</u>	<u>Grant Description</u>
year end balance						
Doug Smith	218 E Main	\$ 391.00			Ck#70670 1/11/2018	C of A 10/24/2017 door replacement 30% grant
Greg Canfield	312 E Main	\$ 4,500.00			Ck#70737 2/1/2018	C of A 10/24/2017 grant 30% based on \$16,000, window replacement
Rookies	106 W Main	\$ 6,655.00			Ck#70737 2/1/2018	C of A 7/18/2017 work \$29,561 22.5% grant - due to lack of funds available, storefront renovations
Rookies	106 W Main	\$ 2,213.00			Ck#70883 3/1/2018	additional grant money to make 30%
Interest				\$ 42.52	5/31/2018	
AKM LLC	198 -212 W main	\$ 5,617.00			Ck#71354 6/15/18	work \$18,723 50% grant painting
Michael Bryan	216 E Main	\$ 888.00			Ck#71339 6/15/18	C of A 10/24/2017 grant 30% based on \$2960 window replacement
Dr James Reagan	211 W Main	\$ 2,482.00			Ck#71397 6/28/2018	roof 15% based on work of \$17,050
Interest				\$ 8.80		
Eric Bartkus (Ability Weavers)	215 W Main	\$ 2,426.00			Ck#71440 7/6/2018	roof 15% based on work of \$17,050
Ability Weavers	215 W Main	\$ 975.00			Ck#71540 7/26/18	work of \$1950 50% grant for painting
Fans In the Stands	207 E Main	\$ 331.00			Ck#71714 8/30/18	C of A 6/26/2018 30% grant (\$1103.24) for awning over back door
David Reed	101 W Main	\$ 3,150.00			Ck#71756 9/4/2018	C of A 9/26/17 30% based on \$10,500 for brick work on front cornice (code violation)
Interest				\$ 12.21		
Ability Weavers	215 W Main	\$ 2,167.00			Ck#72016 11/2/2018	C of A 3/27/2018 grant windows 30% (7224) for windows
Interest				\$ 31.30		
Larkins	301 W Main					painting for work \$12,800, 50% grant up to \$5000. deadline 11/17/17 extension 5/1/18. Board withdrew grant at HDC meeting 3/26/2019
Interest				\$ 33.96		
Interest				\$ 53.80		
Carolyn Price	219 W Main	\$ 720.00			Ck# 73149 8/2/2019	grant 30% based on work of \$2400 at 3/26/19 meeting - Luxfer Prism glass repairs
Mark Batchelor	307 E Main	\$ 2,670.00			Ck 73647 11/22/2019	replacing rotten wood with Boral TruExterior trim based on work \$8900
Jill Greenop	214 E Main	\$ 1,023.00			Ck# 73660 11/22/2019	painting front and back and rear deck. Deck not completed til 2020. Paid \$1023 (\$3412 work) total was \$3912 (grant of \$150 still committed for project)

HDC Grant Funds Committed

Name	Address	Amount	Deadline	Extension	Work	Notes
Jill Greenop	214 E Main	\$ 150.00			\$	deck not completed in 2019 with project. Partial payment of \$1023 paid 11/22/19
Brent Slagell - Superior Lofts	312 - 314 E Main	\$ 20,000.00	10/31/2020		\$	C of A 11/26/19 - 9 windows front, 41 other windows,galvanized metal ono upper back, board & batten, metal roof awning, 2 over door awnings, door to replace window on front, new roof and brick replacement
Funds Committed		\$ 20,150.00				
Total Cash On hand		\$ 31,724.74				
Less Committed funds		\$ 20,150.00				
Total Available Grant Money		\$ 11,574.74				



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085
www.lowellmi.gov

Lowell Historic District Commission

2020 Schedule

Meetings will be held on the fourth Tuesday of each month at 6:00 pm
City Hall, Flat River conference room.

Regular Meeting Dates

January	28
February	25
March	24
April	28
May	26
June	23
July	28
August	25
September	22
October	27
November	24
December	No Meeting